

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**- 36.7%**

Change in  
New Listings

**- 24.5%**

Change in  
Closed Sales

**- 0.7%**

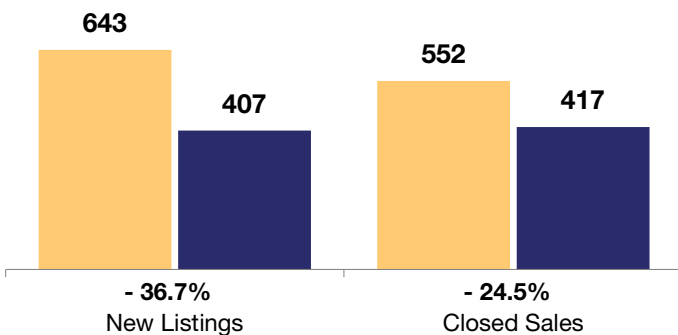
Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	643	407	- 36.7%	3,086	2,457	- 20.4%
Closed Sales	552	417	- 24.5%	2,673	2,146	- 19.7%
Median Sales Price*	\$430,000	<b>\$427,000</b>	- 0.7%	\$411,500	<b>\$401,000</b>	- 2.6%
Average Sales Price*	\$464,775	<b>\$496,588</b>	+ 6.8%	\$442,915	<b>\$453,702</b>	+ 2.4%
Total Dollar Volume (in millions)*	\$256.6	<b>\$207.1</b>	- 19.3%	\$1,183.9	<b>\$973.2</b>	- 17.8%
Percent of Original List Price Received*	105.8%	<b>100.6%</b>	- 4.9%	105.7%	<b>98.5%</b>	- 6.8%
Percent of List Price Received*	106.1%	<b>101.5%</b>	- 4.3%	105.9%	<b>100.3%</b>	- 5.3%
Days on Market Until Sale**	10	16	+ 60.0%	12	26	+ 116.7%
Housing Affordability Index	75	68	- 9.3%	79	73	- 7.6%
Inventory of Homes for Sale	563	481	- 14.6%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

\* Does not account for seller concessions. | \*\* Resale properties only. | Activity for one month can sometimes look extreme due to small sample size.

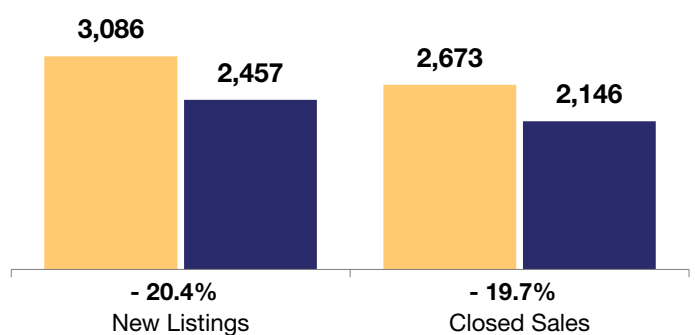
### June

2022 2023

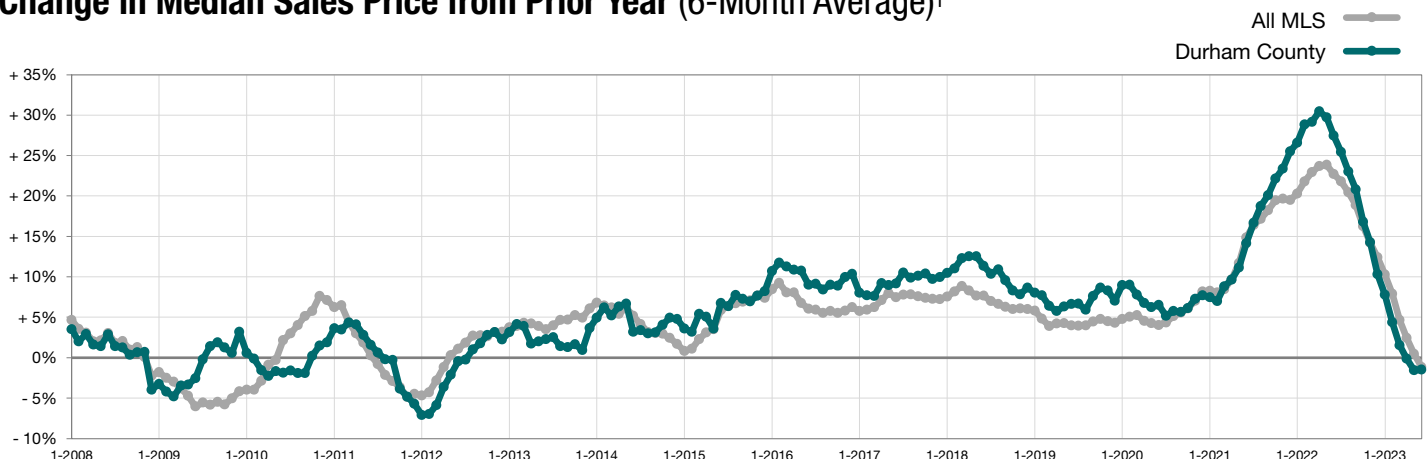


### Year to Date

2022 2023



### Change in Median Sales Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period